

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Monday, August 7, 2017

Attending:

Council Member Kevin Trevillyan
Council Member Jim Sandager
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Planner Karen Marren
Planner Kara Tragesser
Planner Brian Portz

Development Coordinator Linda Schemmel
Principal Engineer Ben McAlister
Communications Specialist Lucinda Stephenson
Chief Building Official Rod VanGenderen

Guests:

Item #1 - Bob Gibson, Civil Design Advantage
Item #2 – Brad Hartman, Hartman Trapp Architecture

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

1. Microsoft DSM04 Screening – Bob Gibson

Bob Gibson explained that Microsoft was seeking relief from some of the landscape requirements in the parking area and along the south fence line from the end of the existing landscape towards the east to the driveway entrance on the south. Mr. Gibson explained that the typical parking lot landscape requirements for trees poses problems with Microsoft's security standards to be able to see on camera as much of the parking areas as possible. The landscaping along the portion of the fence on the south is proposed to be diminished due to the existence of a drainage way along that portion of the fence that takes up most of the area between the internal drive and the south fence line. The detention area is flat and will be wet a good portion of the time; limiting the type of tree and shrub able to be planted in that location. Also, there is a steep slope to the detention area that inhibits the planting of trees and shrubs. Microsoft is proposing to plant 76 evergreen trees in lieu of the 96 overstory and understory trees and shrubs normally required. The variety of tree will be black hill spruce and arborvitae.

Direction: Council Members were supportive of a waiver of landscape material along the south fence line between the south drive and the existing landscaping towards the east end of the fence.

2. Proposed Materials – 1908 Draught House, 196 50th Street (former Kum & Go) – Brad Hartman

Development Coordinator Linda Schemmel indicated that the focus of discussion was on the materials proposed to be used on the remodel of the former Kum & Go convenience store at 196 50th Street for the 1908 Draught House. Specifically, the Westbrooke Planned Unit Development for this property and the property to the west calls for similar building designs and materials. The proposed use of reclaimed wood and metal will be an introduction of new materials to the PUD.

Councilman Jim Sandager asked if the owner of the rest of the commercial center knew about the proposed materials and, if not, should be notified of the proposed use of the new materials. Mr. Sandager asked if the PUD needed to be amended. Councilman Kevin Trevillyan agreed that the owner of the adjacent building should be asked about the proposed changes.

City Manager Tom Hadden inquired if a meeting or notification to the owners of the rest of the center were arranged outside of a PUD amendment, if that would satisfy the Subcommittee. Any issues not resolved between the two owners may still require a PUD amendment. The Subcommittee was supportive of that path.

Direction: Council Members were supportive of discussions between the owners of the two properties to determine the acceptance level of the materials and that a PUD amendment to change the materials allowed still may be needed.

3. Ordinance Amendment – Definition of Family

Development Coordinator Linda Schemmel explained that the Code of Iowa was amended by the State Legislator to prohibit government from placing any definition of family for the purposes of limiting the number of people living in a single household. The proposed amendment removes the provision in City Code which defines a family as being no more than three unrelated persons. Ms. Schemmel explained that the amendment retains the reference to State of Iowa defined family homes for disabilities and other state defined family living but excludes homes intended for criminal or illegal substance rehabilitation.

Direction: City Council members were supportive of ordinance amendment.

4. Upcoming Projects – A map was provided with a brief description of each.

- a. **3900 Westown Teller Canopy Removal** – 3900 Westown Parkway: Approval of demolition of an existing bank canopy (MML1-003450-2017). Development Coordinator Schemmel explained that this project will come forward with a request for the deferral of 20 spaces. Current operation of the business does not require the additional parking; the applicant has shown that the additional 20 spaces can be accommodated on the site if future parking is needed.
- b. **Majestic Oaks Plat 1** – North side of Stagecoach Road, west of the intersection with South 95th Street: Final Plat for 16 single family lots (FP-003576-2017)
- c. **Jordan Creek Crossing I** – North side of Coachlight Drive between S. 64th Street and S. 68th Street: Specific Plan Amendment to allow SIC 7999, Court Games, as a permitted use, update the Specific Plan Map and architectural precedent images (ZC-003560-2017)
- d. **The Parkways Final Plat** – Northwest corner of S Jordan Creek Parkway and Mills Civic Parkway Intersection: Final Plat for commercial and office development (FP-003566-2017)
- e. **Mills Crossing Final Plat** – 5901 Mills Civic Parkway: approval and release of final plat to subdivide the property into seven lots for commercial development (FP-0034184-20016)

5. Minor Modifications

- a. **Scotty's Pub** – 3781 EP True Pkwy: Addition of a patio for a new pub (MML1-003574-2017)
- b. **Westwood Baptist Church Water Line** – 895 S. 60th Street: New water line from street to church property (MML2-003575-2017)
- c. **National Speech & Debate Mural** – 401 Railroad Place: Painting of a mural on the southern retaining wall (MML1-003568-2017)
- d. **Repainting Town Center East Building** – 5465 Mills Civic Pkwy: Repainting building and renovating sign facades (MML1-003579-2017)
- e. **Microsoft DSM08 Temporary Tent** – 550 SE White Crane Rd: Relocating 60x100 lunch tent from Microsoft DSM06 to northwest corner of Microsoft DSM08 (MML2-003580-2017)

6. Other Matters

None

The meeting adjourned at 8:00 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is August 21, 2017.

Linda Schemmel, Development Coordinator

Kara Tragesser, Recording Secretary